

July 13 2021
West Tisbury Affordable Housing Committee
Minutes

Present: Mike Colaneri, Ted Jochsberger, James Klingensmith, Susan Silk and Rise Terney

Absent: Jeffrey Dubard and Larry Schubert

Also Present: Rhonda Conley

Terney made a motion seconded by Silk to accept the minutes of June 22 as written.

Vote 5 YES 0 NO

ANNOUNCEMENTS AND CORRESPONDENCE

Fin Com: Mike told the committee that a request presented by Bruce Stone (Town Accountant) to the Fin Com for payment of legal fees incurred by the AHC had been posted to the committee.

INVOICES

None: Colaneri stated that for the remainder of the fiscal year (2021) Bruce Stone (Town Accountant) will work with the Finance Committee.

ONGOING BUSINESS

401 State Rd.: Mike stated some points the committee needs to decide for the RFP that is to be drafted.

1. As the number of apartments will be based on the number of bedrooms per apartment with the total number of bedrooms being 11. Configurations he stated were one- and two-bedroom apartments with one being 5-one bedroom and 3 -two bedroom, and another option being 3-one bedroom and 4 two bedrooms, and another all 1 bedroom.
2. Number of Senior citizen apartments 50% or more was suggested.
3. Design plan debate as to pre-developer plan or developer makes plan
4. Another point was rental rates as to all affordable at 80% or split between affordable and fair market rate.
5. Should there be a handicap assessable unit? What about visitability?
6. Pavilion (communal meeting/recreation center) wanted.

1

The number of bedrooms led to two options suggested by Klingensmith. ***Klingensmith made a motion seconded by Silk the following: Option One- 3-two-bedroom units plus 5 one-bedroom units, Option Two- 4-two-bedroom units plus 3- one-bedroom units be created. VOTE 5 YES 0 NO***

A handicap unit was not voted yes or no nor the visitability of ground floors

There was no decision as to senior designated units nor rental rates.

Several members are for predeveloper design while others wish to leave that to the developer with committee approval of such. As such no decision on designer.

The pavilion inclusion in the development plans was debated as to including in RFP. ***Silk made a motion seconded by Terney to include within the RFP a provision that a Communal Meeting-Recreational Center be part of the development plans. VOTE 2 YES 1 NO 2 ABSTAIN***

Conley was instructed to contact previous consultant Leedara Zola and Bailey and Boyd for possible consulting on this project.

UPDATES

Colaneri stated there were no updates to report.

NEW BUSINESS

CPC Application: Conley presented the draft funding request to CPC for funding. Jochsberger indicated that the CPC application seemed fine (see attached).

Homeowner Home Offer: Silk inquired about the possibility of a homeowner offering their home for affordable housing in exchange for a dwelling in a resulting development. Colaneri said this was not within the purview of the committee. Jochsberger suggested consulting IHT.

Adjourned at 7:20 PM

The next meeting will not be until August 24, 2021 at 6:30 PM via Zoom

Respectfully submitted by Rhonda Conley and Ted Jochsberger
Approved at 8-24-2021 by Committee vote

Attachment

**Community Preservation Act - Town of West Tisbury
Application for Eligibility
Deadline: Thursday, September 24, 2020 – 12:00 noon**

This application enables the CPC to review the request to ensure eligibility. Only if eligible, an Application for Funding must be completed.

Submit to:
Community Preservation Committee
PO Box 278
West Tisbury, MA 02575

Please submit one hard copy to Town Hall
AND
email PDF to:
cpa@westtisbury-ma.gov

Project Title: West Tisbury Affordable Housing Trust Reserve Fund _____

Date: July 13, 2021 _____

Applicant/Contact Person: West Tisbury Affordable Housing Trust/Rhonda Conley

Sponsoring Organization, if applicable: West Tisbury Affordable Housing Committee

Mailing Address: P.O. Box 278 West Tisbury, MA 02575

Daytime phone: 508-696-0100 ext. 121

E-mail: affordhouse@westtisbury-ma.gov

CPA Category (check all that apply):

Open Space _____ Historic _____ Resources _____ Affordable Housing Recreation _____

Amount requested: \$350,000.00 _____

Total Cost of Project: NA Will be used for various affordable housing projects _____

Other Funding Sources: Previous CPC funding and donations

Brief Description of Project, including goals and community need:

The funds are to be used for several goals including the following list

1. Continue supporting for ongoing funded projects (16 Old Courthouse Rd.)
2. Predevelopment cost of 401 State Rd. Project (survey and bounding, legal fees, well installation, septic design other expenses of the project)
3. Purchase of properties for affordable housing
4. Legal fees and others associated with such projects and future projects.

Proposed timeline: No set timeline as the need depends on individual project presenting themselves and their timelines

Sources of financial sustainability for future maintenance: N/A except for possible purchasing of foreclosure properties

Other key elements (e.g., endorsements from regional/town permitting boards and community covenanted properties.

organizations): There are town bylaws in support of affordable housing. Endorsements have come from the various other housing entities as well as the public sector through their voting records

If you do not receive a confirmation email from the CPA acknowledging receipt of your application, call Town Hall at 508-696-0100 and leave a voicemail.

Signature: _____

Title: _____

Thank you for your application.